



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

**RESULTS**

**5/7/2015**

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

### # 1 SWYGERT'S LANDING, PHASE 4 (PLAT)

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: BROWNSWOOD ROAD & RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 312-00-00-050  
Acres: 201.1  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans): 26  
Zoning: C (ND)

☒ new BP approval tracking

City Project ID #: 150220-ClaybrookSt-1  
City Project ID Name: TRC\_PP:Swygert'sLandingPhase4[Plat]

Submittal Review #: 2ND REVIEW - SUBDIV  
Board Approval Required: PC

Owner: CAM MANAGEMENT, LLC.  
Applicant: THOMAS AND HUTTON ENGINEERING 843-849-0200  
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Preliminary plat for phase 4 of the Swygert's Landing subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

### # 2 SWYGERT'S LANDING, PHASE 4 (ROAD)

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: BROWNSWOOD ROAD & RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 312-00-00-050  
Acres: 201.1  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans): 26  
Zoning: C (ND)

☒ new BP approval tracking

City Project ID #: 150220-ClaybrookSt-2  
City Project ID Name: TRC\_PP:Swygert'sLandingPhase4[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV  
Board Approval Required: PC

Owner: CAM MANAGEMENT, LLC.  
Applicant: THOMAS AND HUTTON ENGINEERING 843-849-0200  
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Road construction for phase 4 of the Swygert's Landing subdivision.

**RESULTS:** Revise and resubmit to TRC.

### # 3 HENDRICK HONDA OF CHARLESTON

#### SITE PLAN

Project Classification: MAJOR DEVELOPMENT  
Address: 1539 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490100021, 027 & 057  
Acres: 13.71  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

☒ new BP approval tracking

City Project ID #: 150421-1539SavannahHwy-1  
City Project ID Name: TRC\_SP:HendrickHondaOfCharleston

Submittal Review #: PRELIMINARY  
Board Approval Required: DRB

Owner: HENDRICK AUTOMOTIVE GROUP  
Applicant: EMH&T 704-353-9949  
Contact: JEREMY ICARD jicard@emht.com

Misc notes: Site plans for a new car dealership building and associated site improvements.

**RESULTS:** Revise and resubmit to TRC.

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**#4 FENWICK HILLS - PHASE 3 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BROWNSWOOD ROAD

Location: JOHNS ISLAND

TMS#: 2790000017 &amp; 666

Acres: 19.219

# Lots (for subdiv): 49 OF 160

# Units (multi-fam./Concept Plans): 49

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 150421-BrownswoodRd-1

City Project ID Name: TRC\_RC:FenwickHillsPhase3[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC &amp; BZA-SD approved

Owner: MUNGO HOMES

Applicant: HLA, INC.

Contact: JOHN S. LESTER

843-763-1166

jlester@hlainc.com

**Misc notes:** Road construction plans for Phase 4 of a single-family subdivision - 49 lots.**RESULTS:** Revise and resubmit to TRC.

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**#5 HOME TEAM BBQ****SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 126-136 WILLIMAN

Location: PENINSULA

TMS#: 4610903042-046

Acres: 0.45

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: LI &amp; GB

☒ new BP approval tracking

City Project ID #: 141016-WillimanSt-1

City Project ID Name: TRC\_SP:HomeTeamBBQ

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: BZA-SD

Owner: AARON SIEGEL

Applicant: EARTHSOURCE ENGINEERING

Contact: GILES BRANCH

843-881-0525

branchgn@earthsource.com

**Misc notes:** Construction of a new restaurant.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#6 THERESA DRIVE APARTMENTS****SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: MERITAGE LANE

Location: JAMES ISLAND

TMS#: 4241000081

Acres: 2.081

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 27

Zoning: DR-1

☒ new BP approval tracking

City Project ID #: 150326-TheresaDr-1

City Project ID Name: TRC\_SP:TheresaDriveApartments

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: THERESA DRIVE DEVELOPMENT, LLC

Applicant: LOWCOUNTRY LAND DEVELOPMENT  
CONSULTING

Contact: DAVID BLANCHARD

dblanchard@lowcountryldc.com

843-266-3996

**Misc notes:** Site plan for 27 unit apartment development and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**#7 THE JASPER****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 300 BROAD STREET

Location: PENINSULA

TMS#: 4570701029 &amp; 061

Acres: 4.163

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 80

Zoning: GB

☒ new BP approval tracking

City Project ID #: 150421-BroadSt-1

City Project ID Name: TRC\_SP:TheJasperMixedUseBuilding

Submittal Review #: PRELIMINARY

Board Approval Required: BAR

Owner: THE BEACH COMPANY

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC.

Contact: DANNY FORSBERG

danny@forsberg-engineering.com

843-571-2622

**Misc notes:** Site plan for a new mixed-use building with 80 residential units and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**#8 700 KING STREET****SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: 700 KING STREET  
Location: PENINSULA  
TMS#: 4631603070 & 118  
Acres: 0.238  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans): -  
Zoning: GB/LI

☒ new BP approval tracking

City Project ID #: 090724-700KingSt-1  
City Project ID Name: TRC\_SP:700KingSt-090724-1

Submittal Review #: FINAL, 1ST REVIEW  
Board Approval Required: BAR

Owner: LANGDALE PROPERTIES

Applicant: PLACE STUDIOS

Contact: DAVID LYCKE

843-480-1343

davidl@placestudios.com

Misc notes: Site plan for a office/warehouse development. Please check your file for a Courtesy review on 6/12.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#9 HOMEWOOD SUITES HOTEL****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 415 MEETING STREET  
Location: PENINSULA  
TMS#: 4590901057, 062, 063  
Acres: 0.91  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: MU-2

☒ new BP approval tracking

City Project ID #: 130208-415MeetingSt-1  
City Project ID Name: TRC\_SP:415MeetingStHotel -130208-1

Submittal Review #: FINAL, 1ST REVIEW  
Board Approval Required: BAR, BZA-Z

Owner: BURRIS TRUST/BURRIS LIQUOR STORE

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JIMMY DUPREE

843-725-5245

dupre.j@thomasandhutton.com

Misc notes: Construct a 139 room hotel w/ garage parking.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#10 FAISON DANIEL ISLAND APARTMENTS/MIXED USE****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: ISLAND PARK DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000155 & 157  
Acres: 7.8  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 318  
Zoning: DI-TC

☒ new BP approval tracking

City Project ID #: 140617-Island ParkDr-1  
City Project ID Name: TRC\_SP:FaisonDaniellIslandApartments

Submittal Review #: FINAL, 2ND REVIEW  
Board Approval Required: BZA-SD, DRB

Owner: FCD-DEVELOPMENT, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY M. WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Construct a mixed-use development with retail space, 315 residential apartments, a parking garage and site improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#11 EAST CENTRAL LOFTS, PHASE 2****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 601 MEETING STREET  
Location: PENINSULA  
TMS#: 4631604001-004, 006-011 & 013  
Acres: 3.50  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 260  
Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 150421-601MeetingSt-1  
City Project ID Name: TRC\_SP:EastCentralLoftsPhase2

Submittal Review #: COURTESY  
Board Approval Required: BAR, BZA-SD

Owner: KBB 2015, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

Contact: LES PHILLIPS

843-884-1667

lphillips@seamonwhiteside.com

Misc notes: Site plans for a mixed -use development with 260 residential units and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 12 CAROLINA BAY, PHASE 15, EARLY SITE PACKAGE**

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: RUTHERFORD WAY

Location: WEST ASHLEY

TMS#: 3090000054

Acres: 18.18

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 141126-RutherfordWay-1

City Project ID Name: TRC\_SP:CarolinaBayPhase15[EarlySitePackage]

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: BZA-SD

Owner: CENTEX HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: CHRIS ACKERMAN cackerman@seamonwhiteside.com

Misc notes: Early Site Plan for the clearing and grading of the existing phosphate mines.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.